

**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
505 S. Vulcan Avenue, Encinitas, CA 92024**
Phone: (760) 633-2710 | Email: planning@encinitasca.gov | Web: www.encinitasca.gov
City Hall Hours: Monday through Thursday 8:00 AM to 5:00 PM and every other
Friday (5/5, 5/19, etc.) 8:00 AM TO 4:00 PM

**NOTICE OF PENDING ACTION ON ADMINISTRATIVE APPLICATION
AND COASTAL DEVELOPMENT PERMIT**

PROJECT NAME: Polloreno Conversion; **CASE NUMBER:** CDP-004990-2021; **FILING DATE:** November 9, 2021; **APPLICANT:** Lance and Julia Polloreno; **LOCATION:** 452 La Veta Avenue (APN: 256-271-23); **PROJECT DESCRIPTION:** Coastal Development Permit to allow for the conversion of an existing duplex to a single-family residence and the demolition of an existing detached garage and the construction of a new detached garage with an accessory dwelling unit (ADU) above; **ZONING/OVERLAY:** The project site is located within the single family residential 11 (RS-11) Zone and Coastal Zone Overlay; **ENVIRONMENTAL STATUS:** The project has been determined to be exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines. Section 15303(a) exempts second dwelling units in residential zones and Section 15303(e) exempts accessory structures including garages.
STAFF CONTACT: Chris Stanley, Associate Planner: (760) 633-2785 or cstanley@encinitasca.gov

PRIOR TO 5:00 PM ON MONDAY, MAY 8, 2023, ANY INTERESTED PERSON MAY REVIEW THE APPLICATION AND PRESENT TESTIMONY, ORALLY OR IN WRITING, TO THE DEVELOPMENT SERVICES DEPARTMENT. WRITTEN TESTIMONY IS PREFERRED IN ORDER TO HAVE A RECORD OF THE COMMENTS RECEIVED.

If additional information is not required, the Development Services Department will render a determination on the application, pursuant to Section 2.28.090 of the City of Encinitas Municipal Code, after the close of the review period. An **Appeal** of the Department's determination accompanied by the appropriate filing fee may be filed **within 15-calendar days** from the date of the determination. Appeals will be considered by the City Council pursuant to Chapter 1.12 of the Municipal Code. Any filing of an appeal will suspend this action as well as any processing of permits in reliance thereon in accordance with Encinitas Municipal Code Section 1.12.020(D)(1) until such time as an action is taken on the appeal.

The above item is located within the Coastal Zone and requires the issuance of a regular Coastal Development Permit. The action of the Development Services Director may not be appealed to the California Coastal Commission.

Under California Government Code Sec. 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised regarding the matter described in this notice or written correspondence delivered to the City at or prior to the date and time of the determination.

VICINITY MAP
Case No. CDP-004990-2021
452 La Veta Avenue (APN: 256-271-23)

